

ROUTING AND RECORD SHEET

SUBJECT: (Optional)

STAT

FROM:

Director of Logistics

EXTENSION

NO.

DD/A Registry

86-1181

STAT

DATE

30 June 1986

TO: (Officer designation, room number, and building)

DATE

RECEIVED

FORWARDED

OFFICER'S INITIALS

COMMENTS (Number each comment to show from whom to whom. Draw a line across column after each comment.)

1. A DDA
7D24 Hqs

1 JUL 1986

Bill/Hank:

2.

STAT

3. DDA
7D24 Hqs

3 JUL 1986

WSD

1. Attached is an MFR which I requested from C/NBPO. Several weeks ago, I told [redacted] that we were not in any position to give him any accurate info on the New Building schedule. (As you know, I did not mention anything about schedule during the space briefing [redacted] because it would have indeed been "guessing" at this point.) I understand that Tom gave the Comptroller the dates mentioned in the attached MFR.

STAT

5.

6. D/L
D/OL

HSE

7.

C/NBPO
Plo note

7/10

T

2. I subsequently had a conversation with Tom and informed him that his actions in this matter were inappropriate in my opinion. The "authorization" from the D/L mentioned in the attached occurred a number of weeks ago, and as I've said, I personally informed Tom that it would take some weeks before we received a definitive report on the schedule. Enough on this...

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15.

I so advised the DDCI.

nl

3. We had hoped to receive a complete report re schedule on 19/20 June. It now looks like that report will not be available until mid to late July. Please be assured that we will provide you with the report as soon as it is available (and certainly before it is provided to any other parties).

John M. Ray

Attachment

FORM 1-79

610

USE PREVIOUS EDITIONS

cc: C/NBPO/OL

MEMORANDUM FOR THE RECORD

SUBJECT: Office of the Comptroller Telcon Request for Information
Concerning the New Headquarters Building Schedule and
Concerning Agency Funding Commitments Made Regarding a
\$500,000 Exit Lane off the Northbound Beltway onto the
Southbound George Washington Memorial Parkway

STAT 1. On 24 June 1986 I received a telcon from []
Chief of the Administration Group in the Office of the Comptroller,
STAT requesting information about the two subjects identified above.
STAT Based on [] assurances that the Director of Logistics
STAT (at the time, Mr. Henry P. Mahoney) had authorized me to discuss
STAT this information with me, I provided [] with as complete
information as I had on the two subjects. I had previously refused
to provide [] with this information without prior
Director of Logistics authorization.

STAT 2. Regarding the construction completion schedule for the New
Headquarters Building (NHB), I explained to [] that there
was no hard, factual information available at this time. This
situation exists because the General Services Administration (GSA)
Construction Manager and the Bid Package #2 contractor, Centex
Construction Co. have not yet begun negotiations on the refitup of
the NHB that resulted from the Headquarters Management Board (HMB)
decisions in November, 1985 that changed the occupancy rooster
there. I went on to add that, based upon the very best intuitive
estimates available, that our best guessing, absent a formalized
agreement between GSA and Centex, on completion of the NHB was as
follows:

<u>Facility</u>	<u>Contract Schedule</u>	<u>Best Current Estimate</u>
Center Section	31 December 1986	01 September 1987
North Tower	01 April 1987	01 September 1987
South Tower	01 July 1987	30 October 1987

STAT I went on to again explain to [] that this was, in the
venacular that I used, "Wild Ass Guessing", in the sense that until
GSA and Centex had negotiated the cost and schedule impacts of all
outstanding changes (the largest increment by far being the HMB
November 1985 changes) and formalized the results into a bilateral
contract amendment, that no one in the world knows for sure what a
realistic completion schedule for the NHB is. While it represents
the best judgments of the GSA Construction Manager and NBPO, and
while it (the estimated schedule above) is considered to be
STAT conservative, it nonetheless is "Wild Ass Guessing". []
acknowledged at several points in the conversation that he
understood this point.

STAT

3. [] next asked about the commitment to fund \$500,000 for an exit lane off the I-495 Beltway. I explained to him that, based on verbal Director of Logistics' (at the time, Mr. Henry P. Mahoney) direction, I had briefed the Agency's Traffic Advisory Committee that we would request a \$500,000 appropriation from the Congress in FY 1988 to fund the construction of an expanded exit lane off of I-495 northbound onto the southbound George Washington Memorial Parkway. This commitment was really a reaffirmation of a verbal commitment that Mr. Harry Fitzwater (then the Deputy Director for Administration) had made in 1983 to Congressman Frank Wolf (R, Va), and it was made at the insistence of local residents who wanted to be sure that everything possible was being done to take traffic off of Route 123. I went on to explain that neither the NBPO nor the Virginia Department of Highways and Transportation feel that the addition of this expanded exit lane will do anything to relieve traffic on Route 123, because by 1990 both the States of Virginia and Maryland will have expanded the Cabin John Bridge and both I-495 accesses to it, thereby providing significantly greater I-495 capacity that in itself will draw all the traffic 'drawable' off Route 123. I went on to add that both we and the VDH&T hope that the \$500,000 is never spent, and that I felt the chances were less than 50-50 that they would be.

STAT

[]
Chief, New Building Project Office, OL

Distribution:

Orig - NBPO Chrono
1 - D/L
1 - DD/L
1 - C/FMD,OL